

Attractive Retail Investment - For Sale

27, Abbeygate Street, Bury St Edmunds, IP33 1UN

Merrifields



Size: 1,302 Sq Ft

Located on Abbeygate Street

Prime retailing position in Bury St Edmunds

Attractive rental income of £27,500 per annum exc.

Guide Price represents an attractive Gross Initial Yield of 7.8%

Available For Sale Freehold subject to existing tenancy.

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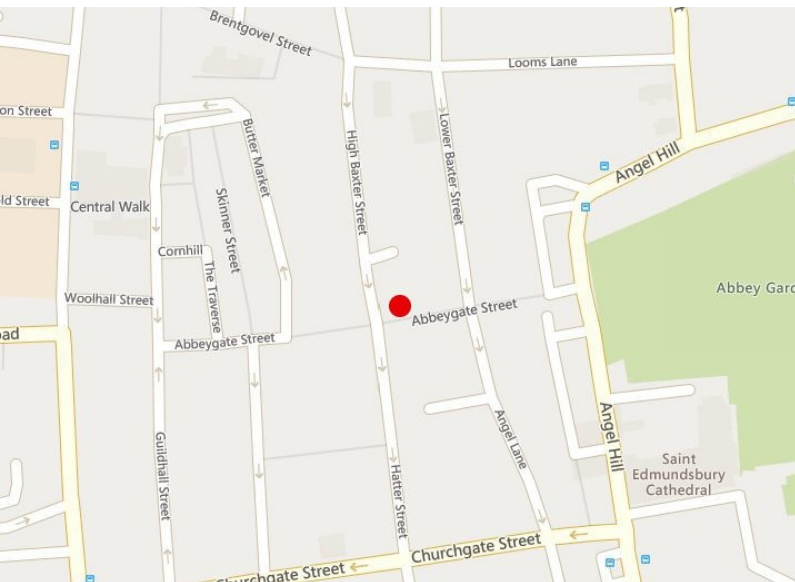
Description

Attractive Retail Investment located on Abbeygate Street in Bury St Edmunds Town Centre. Abbeygate Street is one of the most desirable retailing destinations in Bury St Edmunds attracting both national and independent retailers. The shop is located towards the bottom end of the Street near Angel Hill. The premises provides open plan retail / sales area over ground and first floor. The tenant is Trotter and Dean a well known independent menswear retailer which also trades from the neighbouring shop.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Total	1,302 Sq Ft	120.96 Sq M
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Availability

The property is available FOR SALE freehold immediately subject to a lease to Trotter and Dean Ltd expiring on 25 May 2025 at a passing rent of £27,500 per annum exc.

Price

Guide Price of £350,000 reflecting a Gross Initial Yield of around 7.8%

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is currently combined with 28 Abbeygate Street and is £46,000 (from April 2023).

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as a shop within an E use class. The premises would be suitable for various retail and business services uses within Class E of the use classes order. The property is Grade II listed.

EPC

The EPC rating is to be confirmed

Viewing & Further Information

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